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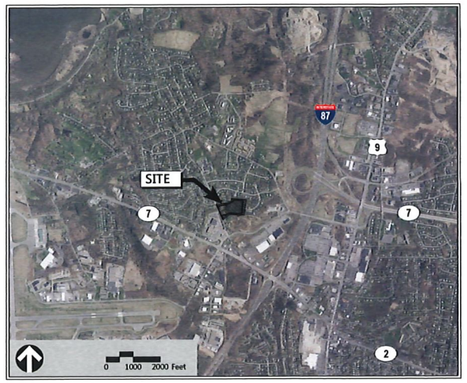
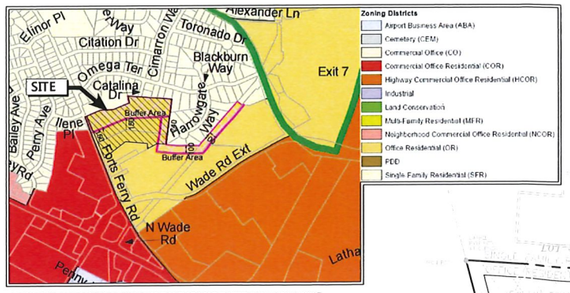
Location Map



Zoning Map



* TAKEN FROM TOWN OF COLONIE ZONING MAP DATED JANUARY 4, 2007

Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9 x 18	9 x 18	248	259
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	8	13
VAN ACCESSIBLE SPACES *	8 x 18	8 x 18	2	2
TOTAL SPACES			258	274

* ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements:

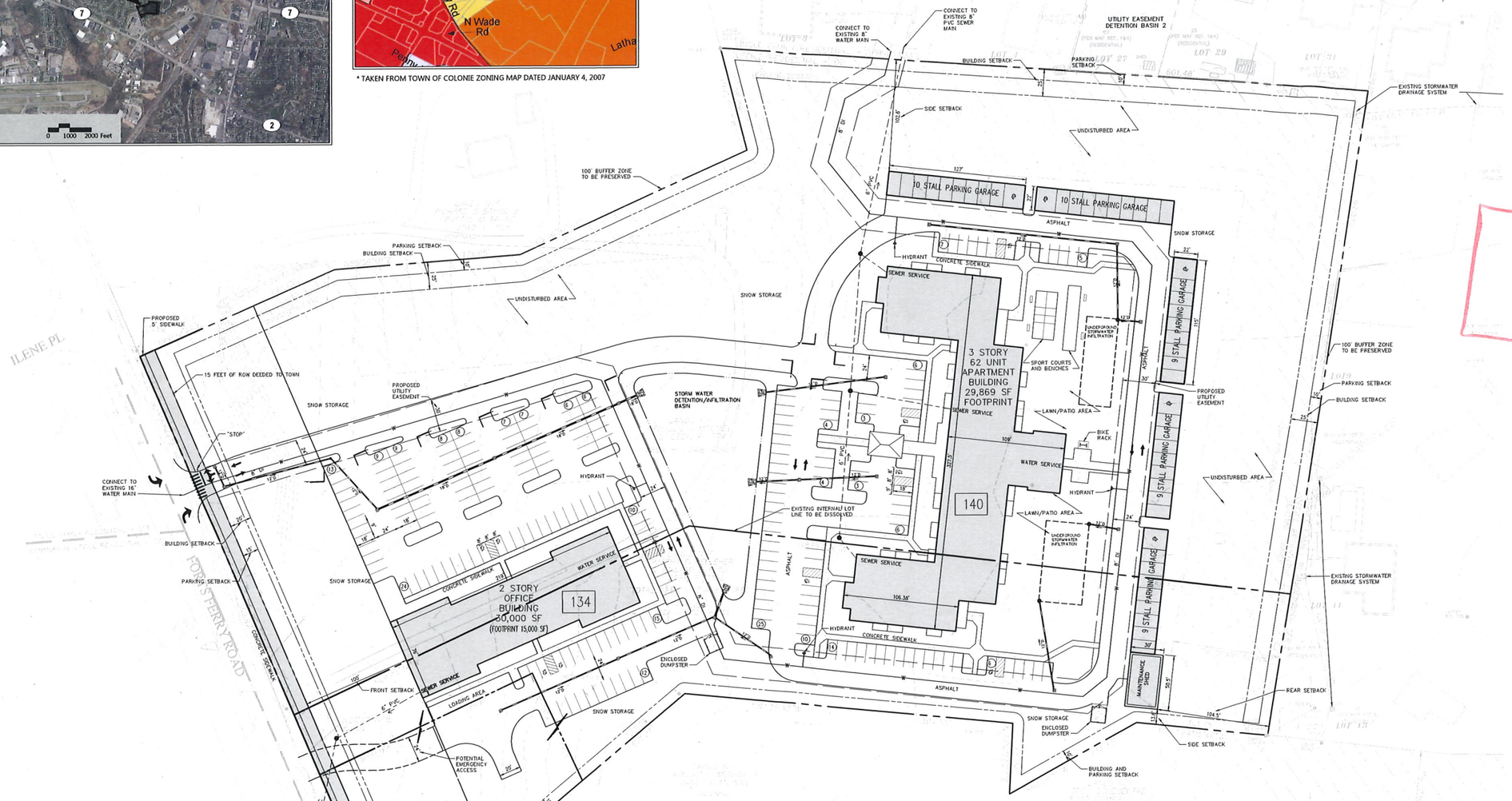
					Required	Provided
OFFICE	30.000 SF	x 1 SPACE	/ 225 SF	=	134 SPACES	134 SPACES
APARTMENTS	62 UNITS	x 2 SPACES	/ UNIT	=	124 SPACES	140 SPACES
			TOTAL PARKING REQUIRED	=	258 SPACES	274 SPACES

Site Coverage Statistics

Description	Square Feet	Acres	Percentage of Site
BUILDINGS AREA	59.547	1.37	10.5
CONCRETE AREA	13.127	0.30	2.3
ASPHALT AREA	125.702	2.89	22.1
GREEN SPACE	370.593	8.51	65.1
LOT SIZE	568.969	13.06	100

Internal Green Space Requirement

Use	# Of Spaces	Code Requirement	Green Space Required	Green Space Provided
OFFICE	134	200 SF / Space	2.650	3.578
APARTMENTS	140	200 SF / Space	2.800	3.418



By Right Commercial Development

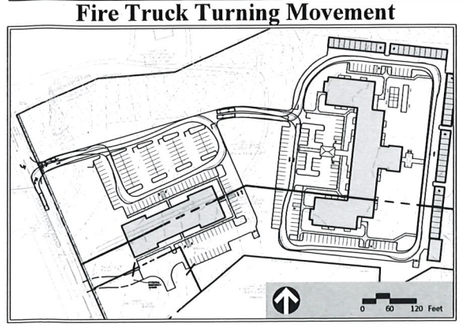
13.06 AC X 18,000 SF/AC = 235,080 SF

Residential Conversion

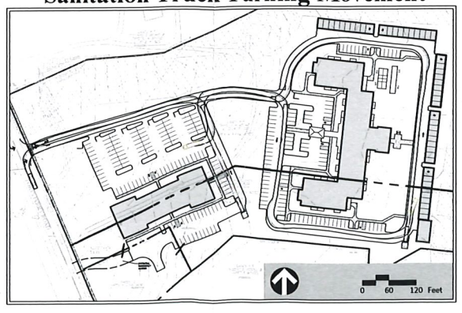
As Dictated By Dimensional Table Note 9

1) 235,080 SF X 0.8 = 188,064 SF (ALLOWED FOR RESIDENTIAL)
2) AT 3,000 SF/UNIT: 188,064 SF / 3,000 SF/UNIT = 62.7 UNITS
3) MAX ALLOWABLE = 62 UNITS PLUS 47,016 SF COMMERCIAL USE
4) TOTAL "DENSITY" PROPOSED: 30,000 SF OFFICE + 62 UNITS X 3,000 SF/UNIT = 216,000 SF
5) RESULTING RATIO = 14% COMMERCIAL, 86% RESIDENTIAL
6) WAIVER REQUIRED AS RESIDENTIAL PORTION EXCEED 80%.

Fire Truck Turning Movement



Sanitation Truck Turning Movement



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Town of Colonie
MAR 12 2018
Planning & Economic Development Department

APPLICANT
NICRO GROUP, LLC
18 COMPUTER DRIVE EAST, SUITE 107
ALBANY, NY 12205

The Summit at Forts Ferry

33 & 45 Forts Ferry Road
Colonie, New York

No.	Revision	Date	Appvd

Designed by AWK | Checked by MBT

Issued for: Concept Review | Date: January 24, 2018

Not Approved for Construction

Issuance Title: Concept Submission - Site Plan

Drawing Number: C-2

Sheet 2 of 2

Project Number: 29466.00

Saved Tuesday, January 16, 2018 11:22:11 AM by AWK, Plotted Tuesday, January 23, 2018 5:06:48 PM by kurt.andrew